

JOINT PUBLIC NOTICE

October 5, 2015

U.S. Army Corps of Engineers
New Orleans District
Regulatory Branch
Post Office Box 60267
New Orleans, LA 70160-0267

State of Louisiana
Department of Environmental Quality
Water Quality Certification Section
Post Office Box 4313
Baton Rouge, LA 70821-4313

Project Manager: Michael H.
Herrmann
(504) 862-1954/ (504) 862-2574 fax
Michael.h.herrmann@usace.army.mil
Permit Application Number:
MVN-1998-00718-WLL

Project Manager: Elizabeth Johnson
(225) 219-3225 / (504) 219-1039 Fax
WQC Application Number:
WQC 151001-01

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the U.S. Army Corps of Engineers pursuant to: ☐ Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 U.S.C. 403); and/or ☒ Section 404 of the Clean Water Act (86 Stat. 816; 33 U.S.C. 1344).

Application has also been made to the Louisiana Department of Environmental Quality for a Water Quality Certification (WQC) in accordance with statutory authority contained in La. R.S. 30:2074(A)(3) and provisions of Section 401 of the Clean Water Act (P.L. 95-217; 33 U.S.C. 1341).

RESIDENTIAL DEVELOPMENT IN CALCASIEU PARISH, LOUISIANA

Name of Applicant: LAC Development, LLC 2851 Johnston Street, PMB #554, Lafayette, LA 70503

Location of Work: Off St. James Road in the town of Moss Bluff, Calcasieu Parish, as shown on the attached drawings.

Lat 30.311651, Long -93.179035, Hydrologic Unit Code: 08080206 Calcasieu Watershed.

The work described below was started prior to obtaining a Department of the Army permit and was in violation of Section 404 of the Clean Water Act. All legal issues concerning the unauthorized work have since been deferred.

Character of Work: Clear, grub and grade and area along with the excavation and re-deposition of 60,000 cubic yards of in-situ earthen material for the construction of a 61 acre residential development with appurtenant structures.

Project will impact approximately 11.3 acres of bottomland hardwoods due to clearing and deposition of fill associated with site preparations. A portion of this project was previously cleared and mitigated under the original Department of the Army Permit issued 9/20/1999. The applicant proposes to offset wetland impacts through the purchase of appropriate credits from a Corps approved mitigation bank. The applicant also proposes to restore 1.08 acres of recently cleared bottomland hardwoods on the site.

The applicant may be required to fully or partially restore the site to pre-project conditions if issuance of a permit is determined to be contrary to the public interest.

The comment period for the Department of the Army (DA) permit application and the Louisiana Department of Environmental Quality WQC will close **20 days** from the date of this joint public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this DA permit and WQC request and must be mailed, so as to be received before or by the last day of the comment period. Letters concerning the DA permit application must reference the applicant's name and the DA Permit Number, and be mailed to the U.S. Army Corps of Engineers at the address above. Similar letters concerning the WQC must reference the applicant's name and the WQC Number and be mailed to the Louisiana Department of Environmental Quality at the address above. Individuals or parties may request an extension of time in which to comment on the proposed work by writing or e-mailing the Project Manager listed above. Any request must be specific and substantively supportive of the requested extension, and received by this office prior to the end of the initial comment period. The Section Chief will review the request and the requestor will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous to the initial comment period and, inclusive of the initial comment period, will not exceed a total of 30 calendar days.

The application for this proposed project is on file with the Louisiana Department of Environmental Quality and may be examined weekdays between 8:00 a.m. and 4:30 p.m. Copies may be obtained upon payment of costs of reproduction.

Corps of Engineers Permit Criteria

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among these being: conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The U.S. Army Corps of Engineers is soliciting comments from the public, federal, state, and local agencies and officials, Indian Tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to make, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

No properties listed on the National Register of Historic Places are known to be near the proposed work. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistoric, or historical sites or data. Issuance of this public notice solicits input from the State Archeologist and State Historic Preservation Officer regarding potential impacts to cultural resources.

Our initial finding is that the proposed work would not affect any species listed as endangered by the U.S. Department of Commerce, nor affect any habitat designated as critical to the survival and recovery of any endangered species.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of 0 acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Louisiana Department of Environmental Quality before a permit is issued.

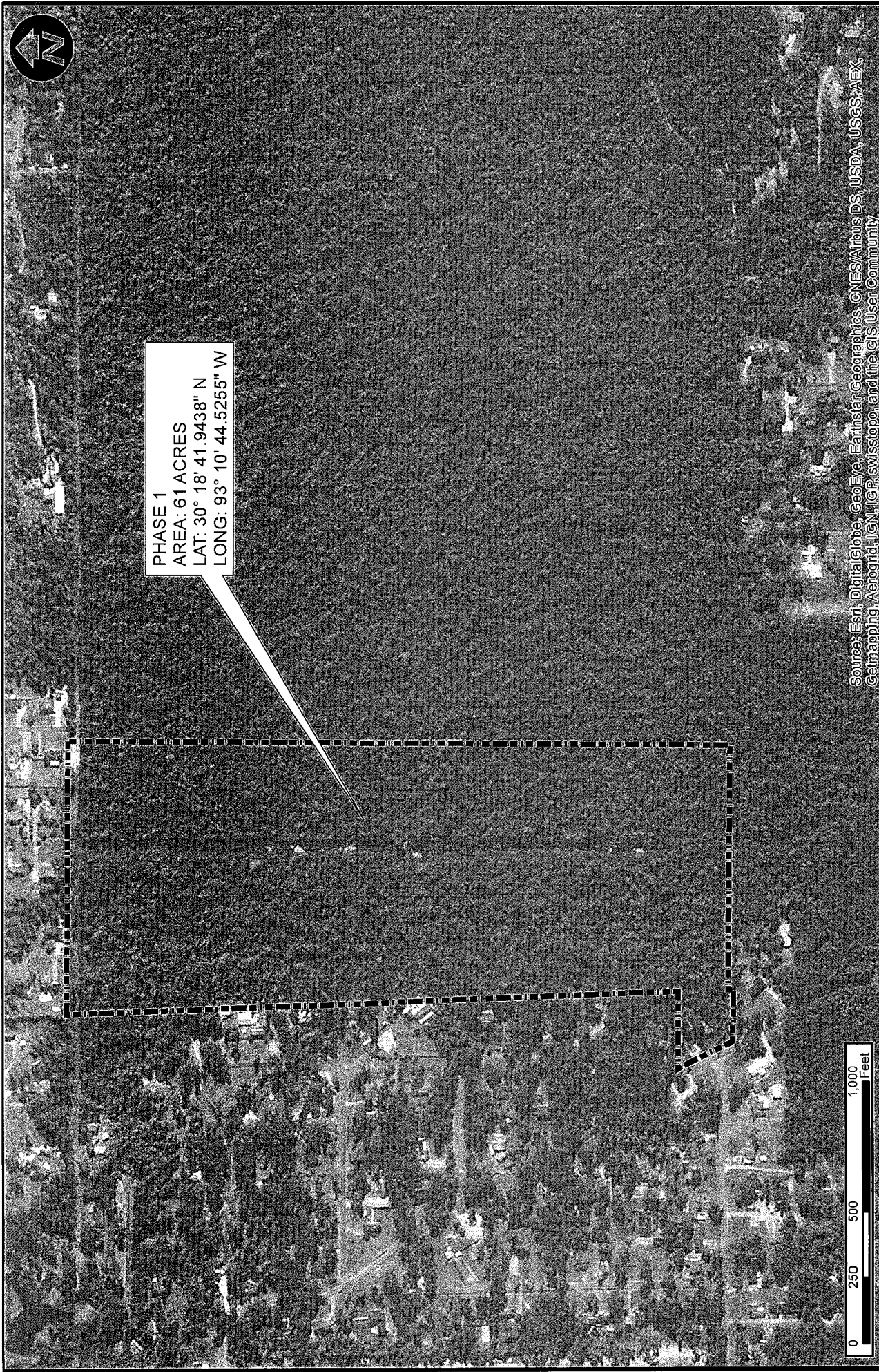
The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program. The Department of the Army permit will not be issued unless the applicant receives approval or a waiver of the Coastal Use Permit by the Louisiana Department of Natural Resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Darrell S. Barbara
Chief, Western Evaluation Section
Regulatory Branch


Enclosure



PHASE 1
 AREA: 61 ACRES
 LAT: 30° 18' 41.9438" N
 LONG: 93° 10' 44.5255" W



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX,
 Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

 ROYAL ENGINEERS & CONSULTANTS, LLC 1231 Camellia Boulevard Lafayette, LOUISIANA 70508		REV.		DATE	DESCRIPTION	BY:	CLIENT:	L.A.C. Development, LLC Audobon Trace Subdivision		TITLE:	AREA OF INTEREST	
		1	2	3	4	5	6	7	8	9	10	



PROPOSED
24" R.C.P. CULVERT

PHASE 1 BOUNDARY
AREA: 61 ACRES

PROPOSED
ACCESS ROAD

PROPOSED
WASTEWATER
TREATMENT PLANT

PROPOSED 6'x7'
BOX CULVERT

Legend

- PHASE 1 BOUNDARY
- ▨ AREA PREVIOUSLY CLEARED



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

CLIENT:

REV.	DATE	DESCRIPTION	BY:

TITLE

L.A.C. Development, LLC
Audobon Trace Subdivision



**ROYAL ENGINEERS
& CONSULTANTS, LLC**
1231 Camellia Boulevard
Lafayette, LOUISIANA 70508

PLAN VIEW

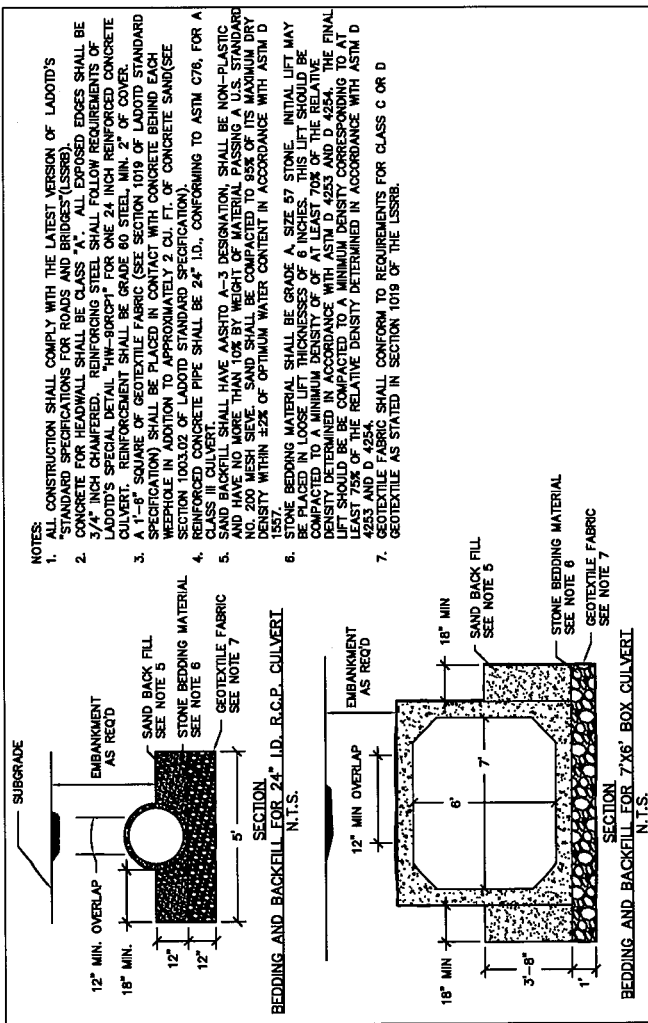
PROJ. NAME: LAKE CHARLES HOUSING DEVELOPMENT			
DES. LL	SCALE: AS SHOWN	SHEET NO.	
DR. LL	JOB No. 2014-28	REV.	
CH. AD	DATE: 9/20/15	APP. AD	


1. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST VERSION OF LADOT'S "STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES" (LSSRB).

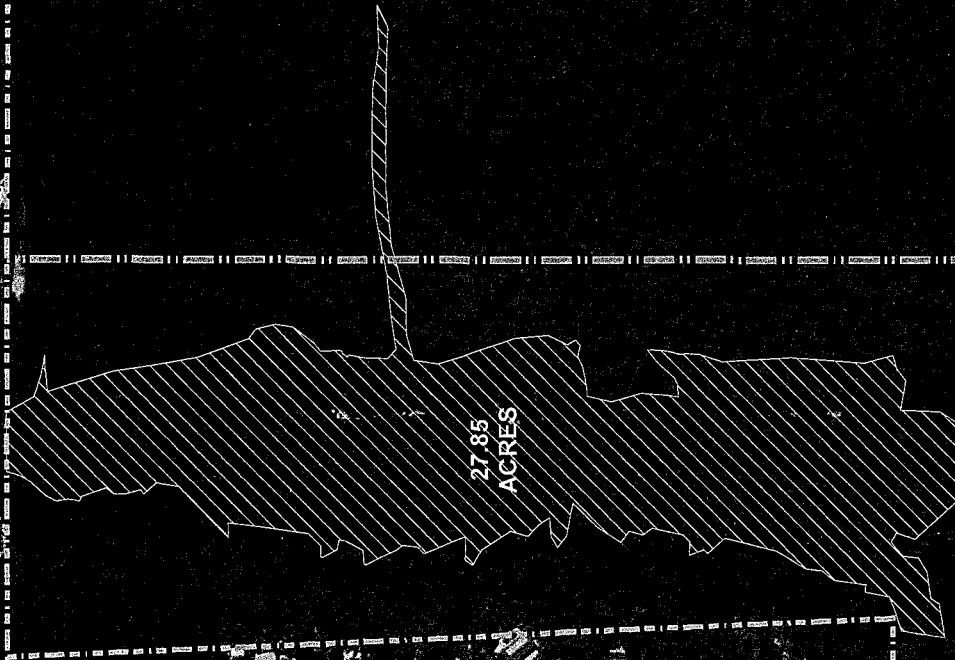
2. REINFORCED CONCRETE PIPE SHALL BE 24" I.D., CONFORMING TO ASTM C76, FOR A CLASS III CULVERT.
3. SAND BACKFILL SHALL HAVE AASTM A-3 DESIGNATION, SHALL BE NON-PLASTIC AND 200-MESH SIEVE SAND SHALL BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY WITHIN 2% OF OPTIMUM WATER CONTENT IN ACCORDANCE WITH ASTM D 1557.
4. STONE BEDDING MATERIAL SHALL BE GRADE A, SIZE 57 STONE. INITIAL LIFT MAY BE COMPACTED TO A MINIMUM DENSITY OF AT LEAST 70% OF THE RELATIVE DENSITY DETERMINED IN ACCORDANCE WITH ASTM D 4253 AND D 4254. THE FINAL LIFT SHOULD BE COMPACTED TO A MINIMUM DENSITY CORRESPONDING TO AT LEAST 75% OF THE RELATIVE DENSITY DETERMINED IN ACCORDANCE WITH ASTM D 4253 AND D 4254.
5. GEOTEXTILE FABRIC SHALL CONFORM TO REQUIREMENTS FOR CLASS C OR D GEOTEXTILE AS STATED IN SECTION 1018 OF THE LSRRB.

NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST VERSION OF LAOQD'D'S "STANDARD SPECIFICATION FOR ROADS AND BRIDGES"(LS98B).
2. CONCRETE FOR HEADWALL SHALL BE CLASS "A". ALL EXPOSED EDGES SHALL BE 3/4" INCH CHAMFERED. REINFORCING STEEL SHALL FOLLOW REQUIREMENTS OF LAOQD'D'S SPECIAL TREAT "HW-BRQPT" FOR ONE INCH REINFORCED CONCRETE CURBLET. REINFORCEMENT SHALL BE GRADE 60 STEEL WITH 2" OF COVER.
3. CONCRETE FOR THE MAIN BODY SHALL BE CLASS "B" (SEE SECTION 1019 OF LAOQD'D STANDARD SPECIFICATION) AND SHALL BE PLACED IN CONTACT WITH CONCRETE BEHIND EACH WOODPILE IN ADDITION TO APPROXIMATELY 2 CU. FT. OF CONCRETE (SEE SECTION 1003.02 OF LAOQD'D STANDARD SPECIFICATION).
4. REINFORCED CONCRETE PIPE SHALL BE 24" I.D., CONFORMING TO ASTM C79, FOR A CLASS III CURBLET.
5. GEOTEXTILE SHALL HAVE AASTM A-3 DISPERGATION, SHALL BE NON-PLASTIC AND HAVE NO MORE THAN 10% BY WEIGHT OF MATERIAL PASSING A U.S. STANDARD NO. 20 MESH SIEVE. SAND SHALL BE COMPACTED TO 95% OF ITS MAXIMUM DRY UNIT WEIGHT OF OPTIMUM WATER CONTENT IN ACCORDANCE WITH ASTM D 1557.
6. STORE BEDDING MATERIALS OF CLASS GRADE 1. THE SIEVE #75 STONE INITIAL LIFT MAY BE PLACED IN CONTACT WITH THE GEOTEXTILE. THE RELATIVE DENSITY DETERMINED IN ACCORDANCE TO UNIFORMITY AND AT LEAST 70% OF THE RELATIVE DENSITY DETERMINED WITH ASTM D 4253 AND D 4254. THE FINAL LIFT SHOULD BE COMPACTED TO A MINIMUM DENSITY CORRESPONDING TO AT LEAST 75% OF THE RELATIVE DENSITY DETERMINED IN ACCORDANCE WITH ASTM D 4253 AND D 4254.
7. GEOTEXTILE FABRIC SHALL CONFORM TO REQUIREMENTS FOR CLASS C OR D GEOTEXTILE AS STATED IN SECTION 1019 OF THE LS98B.



	ROYAL ENGINEERS & CONSULTANTS, LLC 1231 Canfield Boulevard Lafayette, Louisiana 70508		INVT DATE DESCRIPTION WT GRAVITY	TOTAL TOTAL



Legend

PROPERTY BOUNDARY

PHASE 1 EASTERN BOUNDARY

AREA PREVIOUSLY CLEARED (27.85 ACRES)



**ROYAL ENGINEERS
& CONSULTANTS, LLC**
1231 Camellia Boulevard
Lafayette, LOUISIANA 70508

CLIENT:

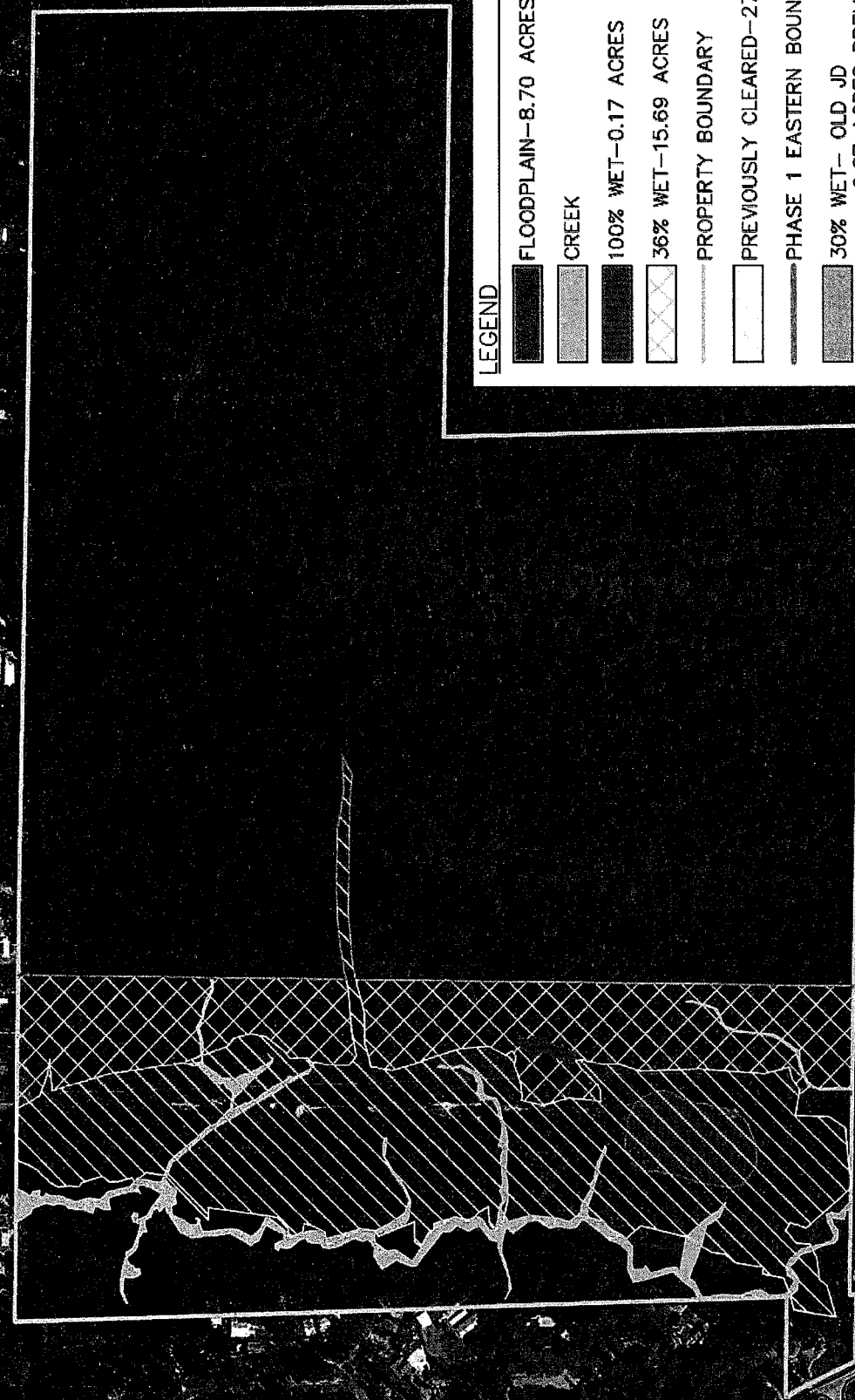
L.A.C. Development, LLC
Audobon Trace Subdivision

TITLE:










FIGURE 1

PROJ. NAME: LAKE CHARLES HOUSING DEVELOPMENT			
DES: LL	SCALE: AS SHOWN		
DR: LL	JOB No. 2014-29	SHEET NO.	REV.
CH: AD	DATE: 03/20/15		
APP: AD			

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



LEGEND

-  FLOODPLAIN—8.70 ACRES
-  CREEK
-  100% WET—0.17 ACRES
-  36% WET—15.69 ACRES
-  PROPERTY BOUNDARY
-  PREVIOUSLY CLEARED—27.85 ACRES
-  PHASE 1 EASTERN BOUNDARY
-  30% WET— OLD JD
—6.87 ACRES PREVIOUSLY CLEARED
-  5% WET— OLD JD
—12 ACRES PREVIOUSLY CLEARED

NOTE: FLOODPLAIN ACREAGE LOCATED OUTSIDE OF PROPERTY BOUNDARY NOT INCLUDED WITHIN THE 8.7 ACRES.



**ROYAL ENGINEERS
& CONSULTANTS, LLC**
1231 Camellia Boulevard
Lafayette, LOUISIANA 70508

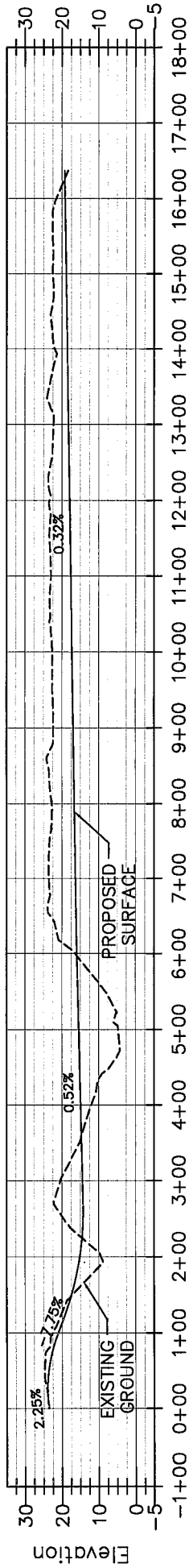
REV	DATE	DESCRIPTION	BY	CLIENT

**LAC DEVELOPMENT, LLC
AUDUBON TRACE SUBDIVISION**

FIGURE 5

TITLE				
PROJ. NAME:	LAKE CHARLES HOUSING DEVELOPMENT			
DES:	TH	SCALE:	AS SHOWN	
DR	TH	JOB NO.	2014-22	SHEET NO.
CH	AD	DATE:	03/20/15	REV
APP:	AD			

Acreage	Acreage of Wetlands Impacted	Description
0.17	0.17	100% Wet
15.69	5.6484	36% Wet
	2.14	Floodplain Previously Impacted (** 2.14 acres impacted; however, 1.08 acres to be mitigated onsite)
6.87	2.061	Previously Cleared 30% Wet According to Old JD
0.12	0.006	Previously Cleared 5% Wet According to Old JD
	0.63	Floodplain to be Impacted at the Southern End of the Property
	0.67	Floodplain to be Impacted in the Northwest Corner of the Property
TOTAL	11.3254	

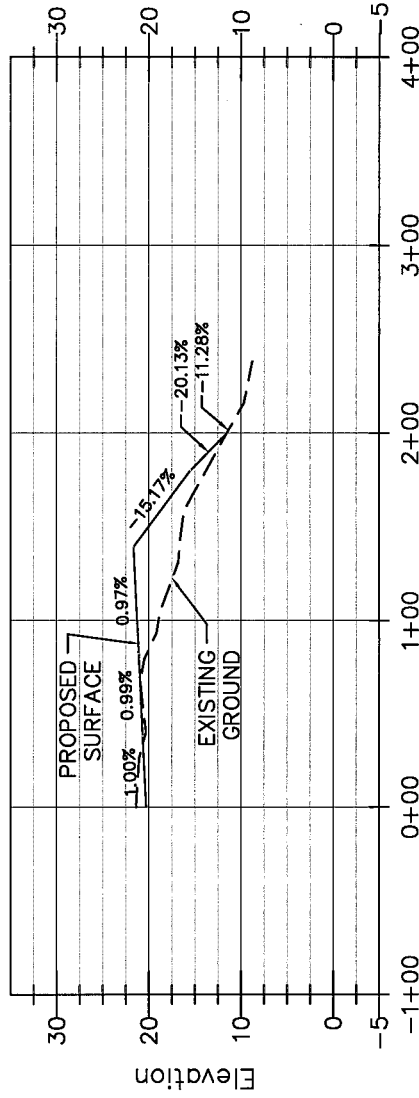


Station

TYPICAL ROAD PROFILE

SCALE: HORIZONTAL 1"=200'

VERTICAL 1"=40'



Station

TYPICAL LOT PROFILE

SCALE: HORIZONTAL 1"=100'

VERTICAL 1"=20'

- LEGEND**
- EXISTING GROUND
 - PROPOSED SURFACE



**ROYAL ENGINEERS
& CONSULTANTS, LLC**
1231 CAMELLIA BOULEVARD
Lafayette, LOUISIANA 70508

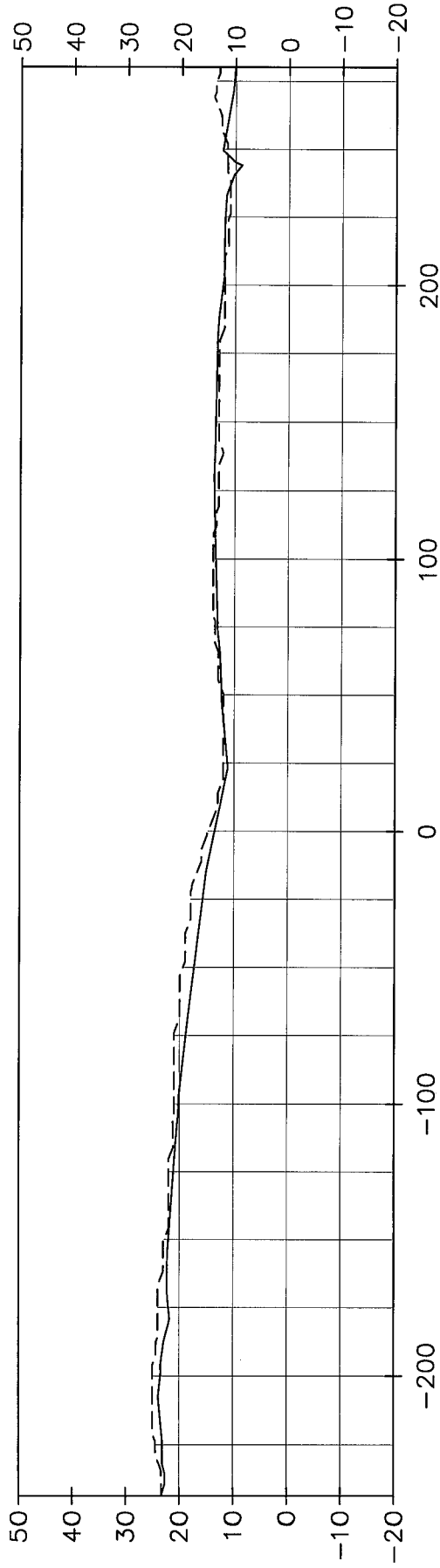
CLIENT:

REV.	DATE	DESCRIPTION	BY

LAC DEVELOPMENT, LLC

TYPICAL LOT & ROAD PROFILES

PROJ. NAME:	AUDOBON TRACE SUBDIVISION
DES.:	TH
DR.:	TH
CH.:	AD
APP.:	AD
SCALE:	AS SHOWN
JOB NO.:	2014-32
DATE:	7/31/2015
SHEET NO.:	
REV.:	



CROSS-SECTION A-A'
 SCALE: HORIZONTAL 1"=60'
 VERTICAL 1"=30'

LEGEND
 --- SURVEY SURFACE
 — LIDAR SURFACE



**ROYAL ENGINEERS
 & CONSULTANTS, LLC**
 1231 CAMELLIA BOULEVARD
 Lafayette, LOUISIANA 70508

CLIENT:

LAC DEVELOPMENT, LLC

TITLE:

SURFACE COMPARISON

PROJECT NAME:			
DES:	TH	SCALE: AS SHOWN	
DR:	TH	JOB No. 2014-32	SHEET NO.
CH:	AD	DATE: 7/5/2016	REV.
APP:	AD		

23. Description of Avoidance, Minimization and Compensation

Engineering and design were completed such that avoidance and minimization occurred to the maximum extent practicable. It is anticipated that mitigation for unavoidable impacts will be required.

In order to compensate for a portion of prior impacts to the floodplain/Waters of the U.S. located within the project boundary, LAC Development, LLC would propose restoration of approximately 1.08 acres of impacted floodplain/Waters of the U.S. Impacts included removal of vegetation and in order to mitigate for these impacts, LAC Development, LLC is proposing replanting of sapling/shrub and herbaceous vegetation similar to that which is located along the remaining portions of the floodplain. Despite impacts, the elevation of the area remains consistent with that of the remainder of the floodplain; therefore, we do not anticipate the need for earthwork in order to restore the site to pre-impact elevation.

In addition, it is anticipated that mitigation bank credits previously purchased by Diamond Development, LLC, will be used to compensate for impacts to Waters of the U.S. and additional mitigation required in exceedance of that already purchased by Diamond Development, LLC will be fulfilled through the purchase of additional mitigation bank credits as required.

25. Addresses of Adjoining Property Owners, Lessees, etc., Whose Property Adjoins the Waterbody Continued:

1013 Woodland Hill Drive, Lake Charles, LA 70611

973 Woodland Hill Drive, Lake Charles, LA 70611

933 Woodland Hill Drive, Lake Charles, LA 70611

877 Suburban Drive, Lake Charles, LA 70611

913 Suburban Drive, Lake Charles, LA 70611

1436 Goos Rd., Lake Charles, LA 70611

730 E. Bayou Pines, Suite A, Lake Charles, LA 70601

P.O. Box 1504, Lake Charles, LA 70602

P.O. Box 13294, Lake Charles, LA 70611